



THE GREEN

EDINGTHORPE, NORTH WALSHAM, NR28 9SR

£425,000
FREEHOLD

A beautifully presented and tastefully updated 3 bedroom semi-detached brick and flint cottage which is believed to date back to the 1830's, The property proudly sits in an idyllic spot only a short drive away from the market town of North Walsham and the popular North Norfolk coastal resorts of Mundesley, Bacton and Walcott.

Accommodation comprises; entrance porch, hallway, kitchen, dining room, spacious lounge, family room/study and cloakroom all to the ground floor. To first floor there are three double bedrooms and a generous size shower room. externally there are wonderful gardens, timber garage, large workshop and driveway providing off road parking for several cars.


HENLEYS
Residential Sales & Lettings

THE GREEN

- Characterful Cottage • Beautifully Presented • Spacious & Flexible Accommodation • Tastefully Updated • Viewings are Highly Advised • 3 Double Bedrooms • 2/3 Reception Rooms • Wonderful Gardens Approx 1/3 Acre (stms) • Garage & Off Road Parking • Call Henleys to View



OVERVIEW

A beautifully presented and tastefully updated 3 bedroom semi-detached brick and flint cottage which is believed to date back to the 1830's, The property proudly sits in an idyllic spot only a short drive away from the market town of North Walsham and the popular North Norfolk coastal resorts of Mundesley, Bacton and Walcott.

The property is set within wonderful south facing gardens measuring approximately 1/3 of an acre (stms) with large areas of lawn and benefiting from being well stocked with a wide variety of mature plants, shrubs and trees. Once inside the main house you will be immediately impressed by the space and quality of accommodation on offer with particular note to the spacious lounge with French doors opening directly onto the patio area which provides a wonderful space for outdoor entertaining or the perfect spot for soaking up the sun. Sympathetically updated by the current owners this wonderful home provides the perfect balance between modern convenience and efficiency whilst still maintaining its wonderful charm and character. Viewings are highly advised to fully appreciate all that is on offer, call Henleys to view.

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ENTRANCE PORCH

Entrance door to the side aspect, quarry tiled flooring and further door leading to the hallway.

HALLWAY

uPVC double glazed window to the side aspect, quarry tiled flooring, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard, storage cupboard currently housing the fridge/freezer, doors to the kitchen, dining room, family room/study and the cloakroom.

KITCHEN

uPVC double glazed window to the rear and side aspect, a range of fitted base and wall mounted units with solid wooden work surfaces over, inset stainless steel sink with side drainer, space for range style cooker with tiled splash backs and extractor over, space and plumbing for a washing machine, quarry tiled flooring, inset ceiling down lighters and exposed ceiling beams.

DINING ROOM

uPVC double glazed window to the rear aspect, quarry tiled flooring, wall mounted radiator and door to the lounge

LOUNGE

uPVC double glazed French doors to the rear aspect with double glazed windows either side, uPVC double glazed window to the rear aspect, carpeted flooring, two wall mounted radiators, wood burner inset within chimney breast and door to the family room/study

FAMILY ROOM/STUDY

uPVC double glazed window to the front aspect, quarry tiled flooring, wall mounted radiator and built in cupboard. uPVC double glazed window to the front aspect, quarry tiled flooring, wall mounted radiator and built in cupboard.

CLOAKROOM

uPVC double glazed window to the side aspect, vanity wash

hand basin with cupboards below, dual flush WC, tiled flooring and airing cupboard housing the oil fired boiler.

FIRST FLOOR LANDING

uPVC double glazed window to the front aspect, carpeted flooring, wall mounted radiator, doors to bedrooms 1,2,3 and the family bathroom.

BEDROOM 1

uPVC double glazed windows to both side aspects, uPVC double glazed window to the rear aspect providing wonderful views of the garden, carpeted flooring and wall mounted radiator.

BEDROOM 2

uPVC double glazed window to the rear aspect providing wonderful views of the garden, built-in wardrobe, carpeted flooring and wall mounted radiator

BEDROOM 3

uPVC double glazed window to the rear aspect providing wonderful views of the garden, carpeted flooring, wall mounted radiator and built in wardrobe.

FAMILY SHOWER ROOM

FAMILY SHOWER ROOM uPVC double glazed window to the side aspect, vanity wash hand basin with cupboards below, concealed cistern WC, large shower cubicle with tiled walls, airing cupboard, inset ceiling down lighters and tile effect flooring.

OUTSIDE

The property is accessed via a 5 bar timber gate which opens onto the gravelled driveway, the driveway provides off road parking for several cars and also provides access to the timber garage. From the drive, a paved path provides access to the

entrance door and continues to the rear of the building and leads to the rear garden and patio area.

The rear garden extends to approximately 1/3 of an acre (stms), within the garden is a sheltered patio area directly off of the lounge and 2 ponds. The majority of the garden consists of laid to lawn with well stocked flower beds and borders. within the garden there is also a greenhouse and a large workshop with power and lighting. A low level picket style fence secures the generous size vegetable plot and to the far end of the garden is the 'wild garden' which provides a different theme to this beautiful garden and attracts various species of wildlife. Words truly do not do this wonderful garden justice, the rear garden must be seen to be fully appreciated.

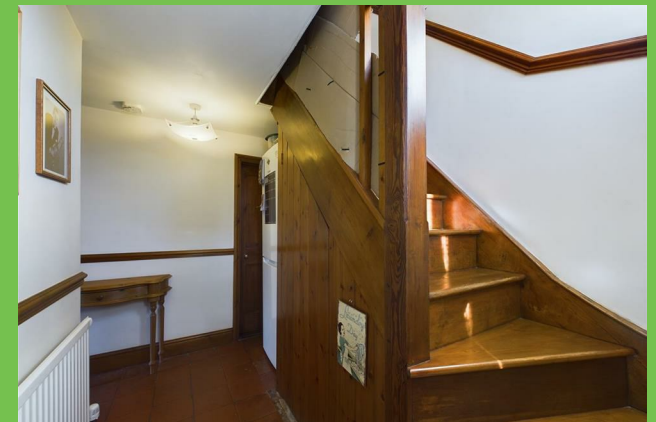
SERVICES

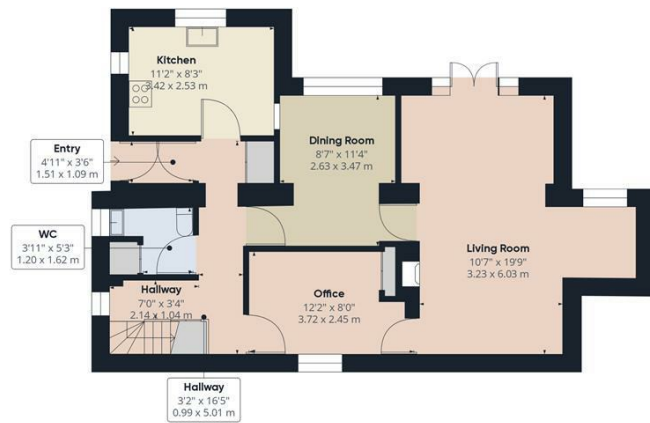
Oil fired central heating
Septic tank drainage in rear garden

AGENTS NOTE

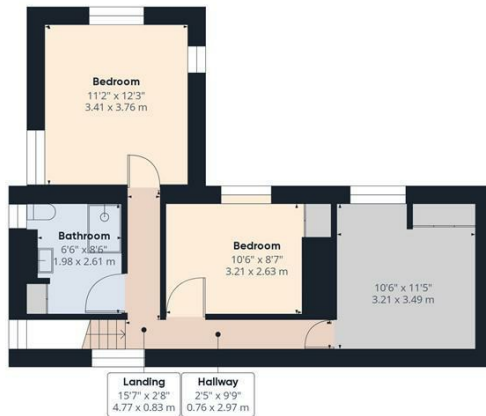
There is a flying freehold above the alcove in the lounge.

MEADOW VIEW THE GREEN





Ground Floor



Floor 1

Approximate total area⁹¹
1200.83 ft²
111.56 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	